



**APPLICATION ACCEPTED:** August 15, 2012  
**PLANNING COMMISSION:** January 17, 2013

# County of Fairfax, Virginia

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January 2, 2013

## **STAFF REPORT**

### **APPLICATION CSP 2005-SP-019**

#### **BRADDOCK DISTRICT**

**APPLICANT:** WPPI Fairfax II, LLC

**PRESENT ZONING:** PRM

**PARCEL(S):** 56-2 ((01)) 37F

**ACREAGE:** 3 acres

**PLAN MAP:** Mixed Use

**PROPOSAL:** The applicant seeks approval of a Comprehensive Sign Plan for Building 2.2 within the Ridgewood Mixed Use Development.

#### **STAFF RECOMMENDATIONS:**

Staff recommends approval of CSP 2005-SP-019 subject to the proposed development conditions in Appendix 2.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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William O'Donnell

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

*N:\ZED\CSPA\Ridgewood CSP 2005-SP-019\Ridgewood CSP 2005-SP-019 Staff Report Cover.doc*

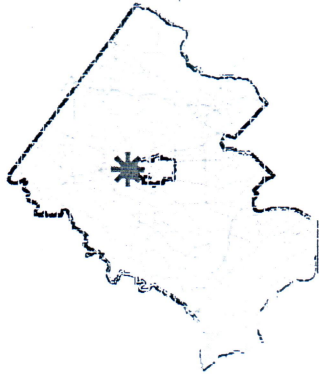


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

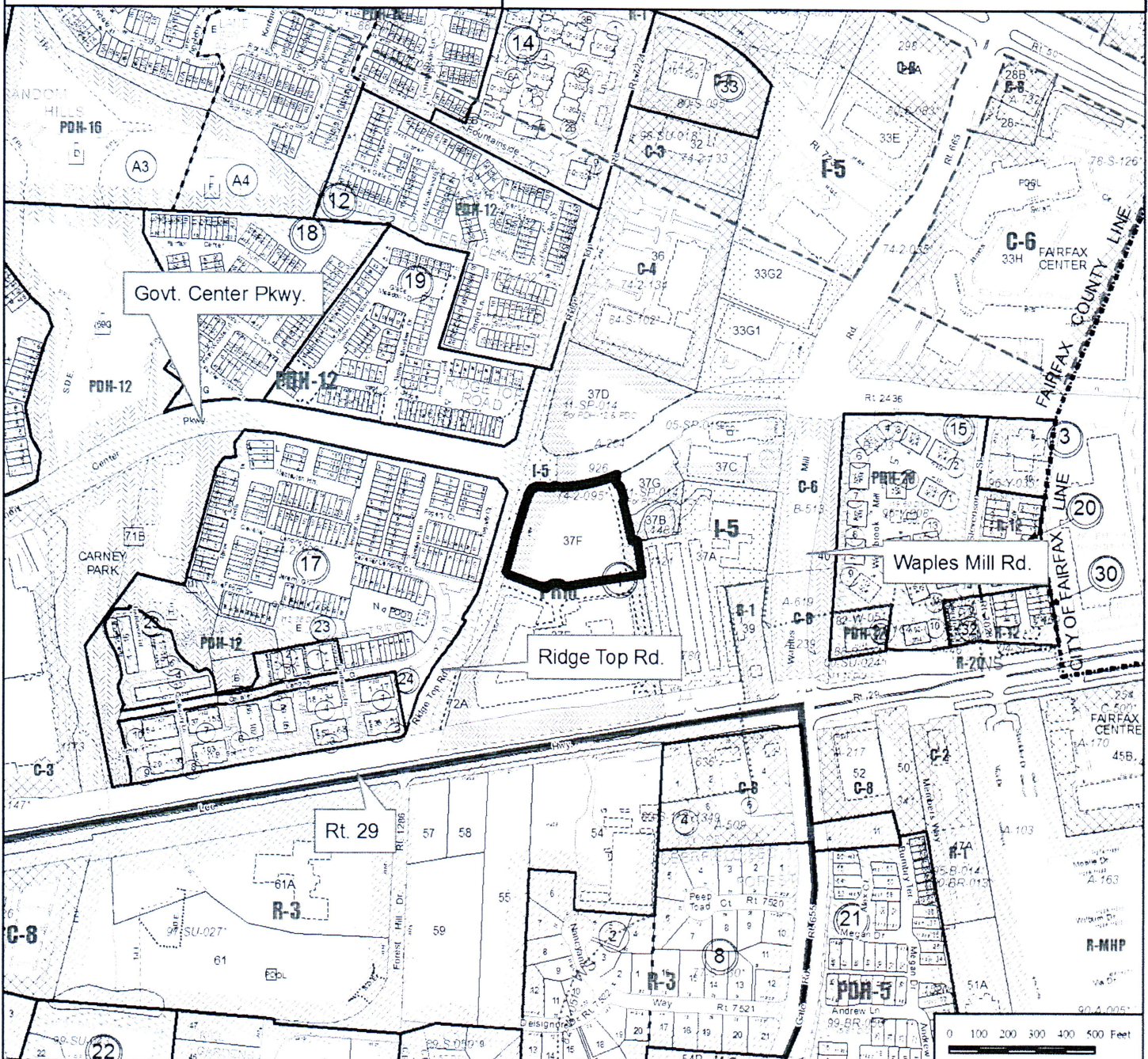


# Comprehensive Sign Plan

CSP 2005-SP-019



Applicant: WPPI FAIRFAX II, LLC  
Accepted: 08/15/2012  
Proposed: COMPREHENSIVE SIGN PLAN  
Area: 3.0 AC OF LAND; DISTRICT - BRADDOCK;  
ZIP - 22030  
Located: SOUTHEAST QUADRANT OF THE INTERSECTION  
OF RIDGE TOP ROAD AND GOVERNMENT  
CENTER PARKWAY  
Zoning: PRM  
Map Ref Num: 056-2- /01/ /0037F





**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

The applicant, WPPI Fairfax II, LLC, is requesting approval of a Comprehensive Sign Plan (CSP) for a portion of a previously approved mixed-use development (Ridgewood Development) zoned to the PRM District. The 18 acre development includes multi-family residential, office, hotel and retail uses up to 1.2 FAR and is located on the east side of Ridge Top Road, north of Lee Highway (Route 29). Five buildings and four associated parking garages were approved on the site. Building 2.2 is constructed as an approximately 90 foot tall, multi-family residential building with approximately 237 units and 20,000 square feet of ground floor retail. The building is located at the southeast corner of the intersection of Ridge Top Road and Government Center Parkway. The applicant filed CSP 2005-SP-019 to create a coordinated signage system for this building (Building 2.2).



The proposed CSP generally includes identification and directional signage advertising the retail and residential uses in Building 2.2. Nine types of signs are proposed, which include building mounted signs for the building and the associated parking garage; directional signage; and blade signs. The types of signs are specified in the chart below.



Sign Type/ Description	Zoning Ordinance Section	Article 12 Allowable Sign Area (SQ. FT.)	Proposed Sign Area (SQ. FT.)	Difference Between Proposed and Allowable (SQ. FT.)
A Parking Directional Sign	12-103(2)(G)	2	28.76	+26.76
B Building-Mounted Project Identification	12-202(2)	12	11.9	-0.10
C Parking Directional Sign	12-193(2)G	2	18.48	+16.48
D Garage Entrance Sign	12-103(2)(G)	2	52.5 (The total sign area is comprised of three (3) separate signs)	+50.5
E Property Management	12-202(5)	2	13.5	+9.5
F Parking Directional Sign	12-103(2)(G)	2	13.5	+11.5
G Property Management	12-202(5)	4	25	+21
H Building Mounted Retail Sign	12-203(9)	One and one-half (1 1/2) square feet of sign area for each linear foot of building frontage occupied by each tenant not to exceed 200 SQ. FT.	Varies by tenant based on linear frontage (See also Proffer 12*)	0
I Blade Retail Sign	12-203(9)	One and one-half (1 1/2) square feet of sign area for each linear foot of building frontage occupied by each tenant not to exceed 200 SQ. FT.	4 (Per Proffer 12*)	0

As shown in the chart, the applicant is seeking approximately 135 more square feet of signage than permitted in the Zoning Ordinance. For retail signage in the Building 2.2, the applicant proposes to comply with Article 12 of the Zoning Ordinance and conform to the previously approved retail signage proffer (Proffer 12) associated with the original rezoning application (RZ 2006-SP-019).

A copy of the complete CSP proposed with this application is contained in Appendix 1. The proposed development conditions and the applicant's statement of justification are contained Appendices 2 and 3 of this report.

## LOCATION AND CHARACTER

### Site Description

As previously mentioned, Building 2.2 is constructed and is located on approximately three acres of the Ridgewood Development. The building is located in the southeast quadrant of the intersection of Ridge Top Road and Government Center Parkway.

Direction	Use	Zoning	Plan
North	Ridgewood Single-Family Attached	PDH-12	Fairfax Center Area; Office use at 0.70 FAR. Option for residential/ mixed-use at 1.2 FAR.
South	Ridgewood Multi-family residential	PRM	Fairfax Center Area; Office use at 0.70 FAR. Option for residential/ mixed-use at 1.2 FAR.
East	Ridgewood Office	PDC	Fairfax Center Area; Office use at 0.70 FAR. Option for residential/ mixed-use at 1.2 FAR.
West	Single Family Attached Residential (across Ridge Top Rd.)	PDH-12	Fairfax Center Area; option for Residential, 12 du/ac

## BACKGROUND

- RZ 74-2-095 was approved on July 19, 1976, to rezone the application property and adjacent storage facility property from the RE-1 and C-6 Districts to the I-1 (now I-5) District. Proffers accepted with the application included right-of-way dedication along Route 29 and Ridge Top Road, and the dedication for and construction of Government Center Parkway Extended; no GDP was proffered.
- Comprehensive Plan Amendment No. 04-III-2FC (adopted on February 27, 2006) modified the Plan language to add an option for mixed-use with an intensity of up to 1.2 FAR.
- On June 26, 2006, the Board of Supervisors approved RZ 2005-SP-019, which rezoned a total of 18.01 acres from the 1-5 District to the PRM (Planned Residential Mixed-Use) District, subject to proffers dated June 20, 2006. The CDP/FDP and proffers permitted a mixed-use development including office, retail, and residential uses, and an optional hotel, with parking provided primarily in structures. A residential density of 27.76 du/ac and an FAR of 1.2 were approved, and the accepted proffers included the dedication and construction of the Government Center Parkway between Ridge Top Road and Waples Mill Road. *Copies of the proffers are included in Appendix 4. Proffers 11 and 12 further regulate retail signage on the property.*
- Comprehensive Plan Amendment No. 09-III-2FC (adopted on October 19, 2010) modified the Plan language to add an option for a portion of the approved office use within RZ 2005-SP-019 to be replaced with single family attached units and for the remaining office component to be at least 35,000 square feet and designed to serve the community.
- On March 20, 2012, the Board of Supervisors approved RZ 2011-BR-014 concurrent with PCA 2005-SP-019 permitted the deletion of 3.83 acres from the PRM District approved with RZ 2005-SP-019 and allowed 0.82 acres to be rezoned to PDC and 3.01 acres to be rezoned to PDH-12 in RZ 2011-BR-014. RZ 2011-BR-014 permitted a development of 39 single family attached dwelling units at an overall density of 11.3 du/ac and a 4-story, 35,000 square foot office building at a Floor Area Ratio (FAR) of 0.99.

**COMPREHENSIVE PLAN PROVISIONS** (Appendix 5)

**Plan Area:** III  
**Planning Sector:** Fairfax Center Area; Sub-unit Q-9  
**Plan Map:** Fairfax Center Area; Office use at 0.70 FAR. Option for residential/ mixed-use at 1.2 FAR.

Relevant Plan text can be found in Appendix 4.

**ANALYSIS****Comprehensive Sign Plan** (Appendix 1)

**Title of Plan:** Ridgewood Residential II Comprehensive Sign Plan  
**Prepared By:** Urban  
**Original and Revision Dates** December 18, 2012

The submitted Comprehensive Sign Plan (CSP) consists of 15 pages containing descriptions, locations and styles of the proposed signs. The applicant included language in Note 1 on Page 4 of the CSP indicating that all signs will be constructed in substantial conformance with the designs as illustrated. In addition, the applicant committed to provide signage consistent with the color palette, typography and logos as shown in the CSP. Staff is proposing a development condition to require conformance with these commitments.

The CSP proposes seven types of residential signs, which generally include building mounted signs for the building and garage; directional signage; and blade signs. The chart on page two of this Staff Report and on Page 6 of the CSP lists the signs and the proposed signage area. Approximately 135 square feet of additional signage area from that permitted in the Zoning Ordinance is proposed. Much of this signage (Sign Types A, B, C, D, and F) is proposed to be building or garage mounted signage that would be used to identify Building 2.2 within the Ridgewood development and help residents and visitors locate the building and associated parking. Sign Types E and G are proposed to be large blade signs with materials that include metal, carved wood and etched glass. These signs are proposed to be approximately nine and 16 feet tall and designed to be interchangeable for use by property management to advertise the apartment complex. Staff feels these signs would be acceptable and in keeping with the 90 foot tall residential building and the other 30 to 100 foot tall buildings within the Ridgewood development.

In addition, the applicant proposes retail signage (Sign Types H and I) that are proposed to be either building mounted or smaller blade signs in conformance with the retail signage proffer (Proffer 12) associated with the original rezoning application (RZ 2006-SP-019). Sheet 5 shows the proposed location of the retail signage, which would generally be located on the first floor of the building along the Ridge Top Road and



Government Center Parkway frontages. Proffer 12 also indicates that all retail signage must include channel letter signs or blade signs consisting of individual letters mounted directly to the building or to a sign band. The channel letters must also be of a consistent scale with others in the development and down lit, with lighting provided from above the channel letters. Retail blade signs must also not exceed four total square feet and must be flat signs hung perpendicular to the building façade. With the proposed development conditions and the previously approved signage proffer, staff finds that this proposal is acceptable.

### **Land Use and Environmental Analysis**

No land use or environmental issues were identified with this application.

### **Transportation Analysis (Appendix 6)**

No transportation issues were identified with this application. Note 3 on Sheet 4 indicates that signs will not be constructed within sight distance easements.

## **ZONING ORDINANCE PROVISIONS (Appendix 7)**

Section 12-210 of the Zoning Ordinance allows the Planning Commission to approve a Comprehensive Sign Plan for developments within a "P" District as an alternative to the provisions contained in Article 12 of the Zoning Ordinance. This provision requires that a Comprehensive Sign Plan show the location, size, height and extent of all signs within the "P" District, or section of the "P" District, as well as the nature of the information being displayed on the signs. Part 1 states that developments must conform to the character and type as recommended with the Comprehensive Plan. In addition, the proposed signs should be harmonious with the development and should be located and sized to ensure convenience to the visitor, user or occupant of the development, while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural design elements. Paragraph 4 of Section 12-210 of the Zoning Ordinance states that all signage shall be in accordance with the general and design standards for all planned developments as set forth in Part 1 of Article 16.

Staff believes that, with the proposed development conditions set forth in Appendix 2, the proposed sign plan is in conformance with the Zoning Ordinance provisions relative to the requirements for illustrating location, extent of signage and information to be displayed.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The proposed Comprehensive Sign Plan Amendment is consistent with the adopted Comprehensive Plan, and meets applicable provisions of the Zoning Ordinance with the adoption of the proposed development conditions.

**Recommendation**

Staff recommends approval of CSP 2005-SP-019 subject to the proposed development conditions in Appendix 2.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

**APPENDICES**

1. Comprehensive Sign Plan
2. Proposed Development Conditions
3. Statement of Justification
4. Approved Proffers for RZ 2005-SP-019
5. Relevant Comprehensive Plan Text
6. Transportation Analysis
7. Applicable Zoning Ordinance Provisions
8. Glossary of Terms

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# **R**idgewood Residential II

## Comprehensive Sign Plan

DECEMBER 18, 2012

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**Table of Contents**

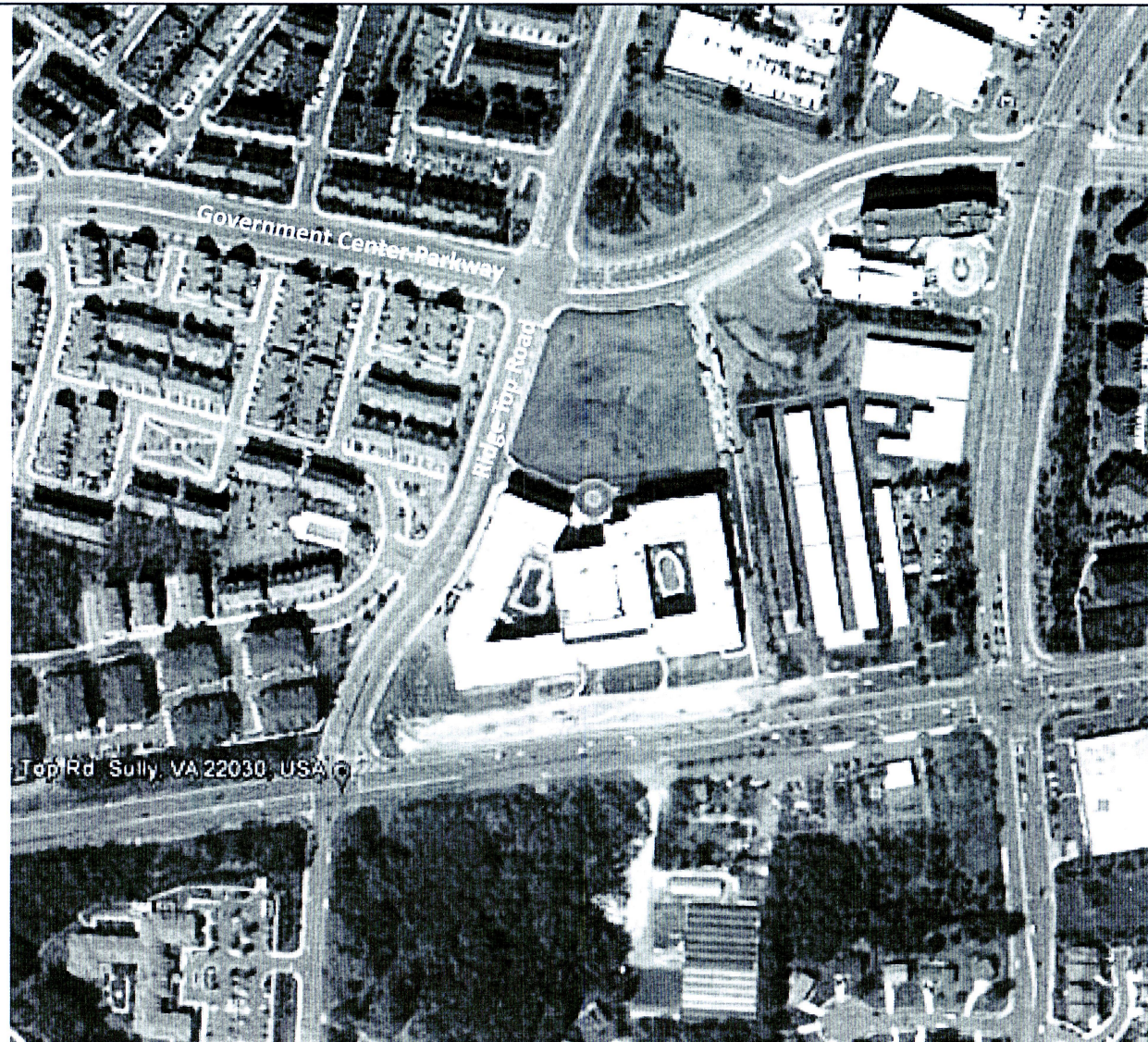
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Vicinity Map	3
General Provisions	4
Key Map	5
Sign Matrix	6
Sign Type A	7
Sign Type B	8
Sign Type C	9
Sign Type D	10
Sign Type E	11
Sign Type F	12
Sign Type G	13
Sign Type H	14
Sign Type I	15



## Vicinity Map

*The site is located at the corner of Ridge Top Road and Government Center Parkway in Fairfax, VA.*

**urban**

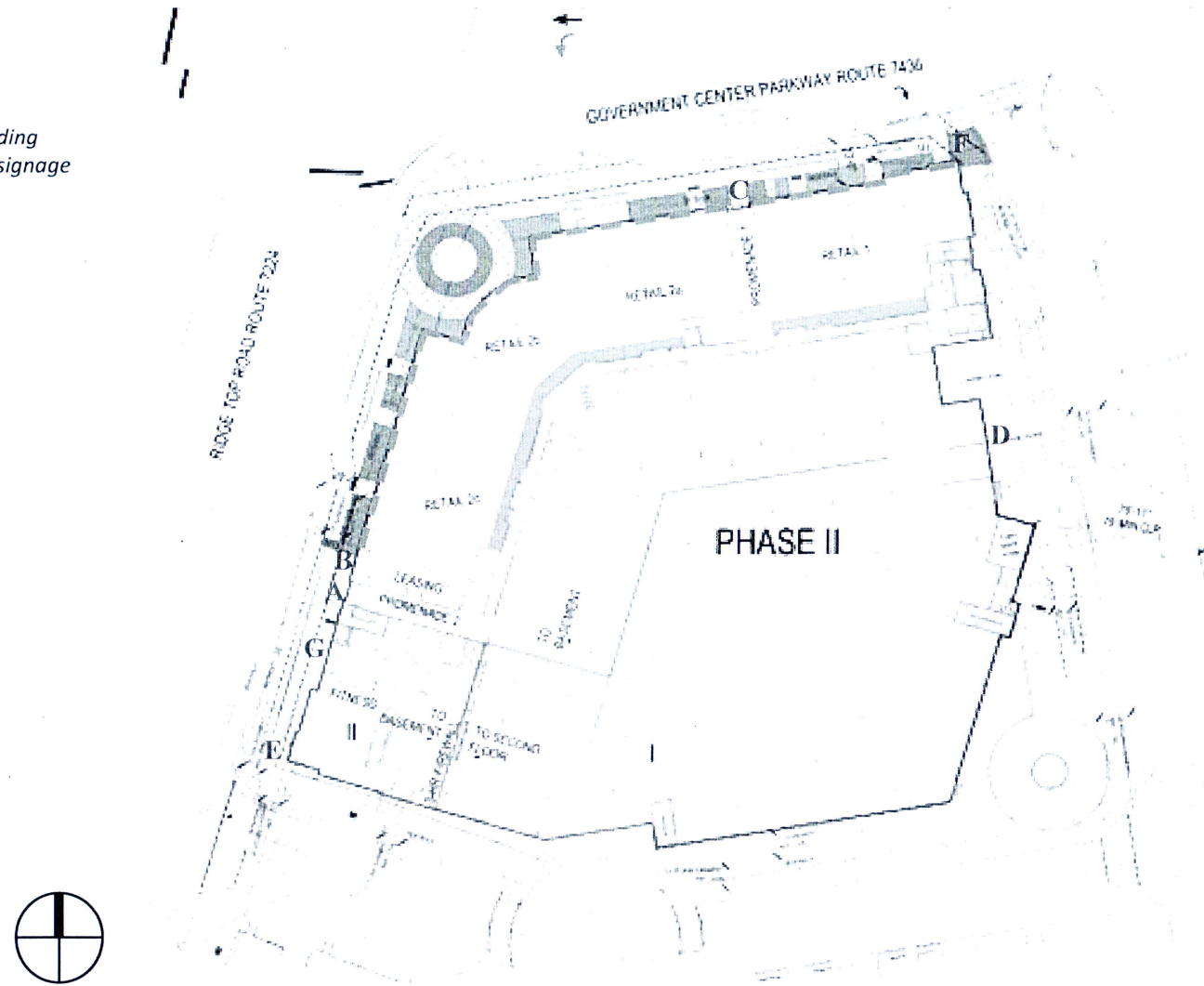
Ridgewood Residential II



1. The signs shall be built in substantial conformance with the designs illustrated in this package.
2. Lighting of the signs shall be in accordance with Article 12 and Article 14 of the Fairfax County Zoning Ordinance.
3. No signs shall be constructed within sight distance easements.
4. Sign sizes depicted show the maximum square footage. Sign size may be reduced provided the sign is in substantial conformance with the signs depicted.
5. Sign package does not regulate signs within the building that are not visible from public rights-of-way.
6. Signage shall comply with Proffers 11 and 12 of RZ 2005-SP-0019.
7. Building mounted signs provide key identifiers for tenants and will vary in size according to the size of each tenant. Each tenant shall be permitted to install building mounted signage in accordance with this CSP.
9. Tenant mix is subject to market conditions and the Applicant reserves the right to install tenant-specific signage, provided the maximum amount of signage provided does not exceed the parameters set forth in this CSP.
10. The Applicant reserves the right to construct signage as permitted under Article 12 of the Fairfax County Zoning Ordinance.

## Key Map

Location of building  
mounted retail signage  
(Types H & I)



Sign Type/ Description	Zoning Ordinance Section	Article 12 Allowable Sign Area (SQ. FT.)	Proposed Sign Area (SQ. FT.)	Difference Between Proposed and Allowable (SQ. FT.)
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\*Proffer 12 – "In addition to the restrictions of Proffer 11, all non-residential facade signage, except for that on Building 1 and a hotel use on Building 4, shall be subject to the following additional restrictions. Building mounted signs shall only be channel letter signs or blade signs, as limited below. For purposes of this Proffer 12, channel letter signs shall consist of individual letters mounted directly to the building or to a sign band. All channel letters shall be of a consistent scale with others in the development. Shall generally be located on a consistent elevation with other channel letter signs. Channel letter signs, if externally lit, shall only be down lit, with lighting provided from above the channel letters. For purposes of this Proffer 12, blade signs shall be flat signs hung perpendicular to the building facade. Blade signs shall not exceed 4 square feet and shall only be located under an awning. Open face neon signs and box signs with flat, plexiglass faces shall not be permitted."

A

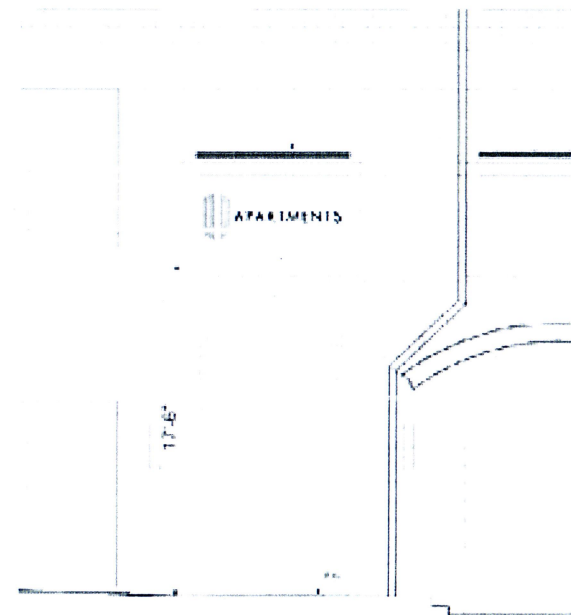
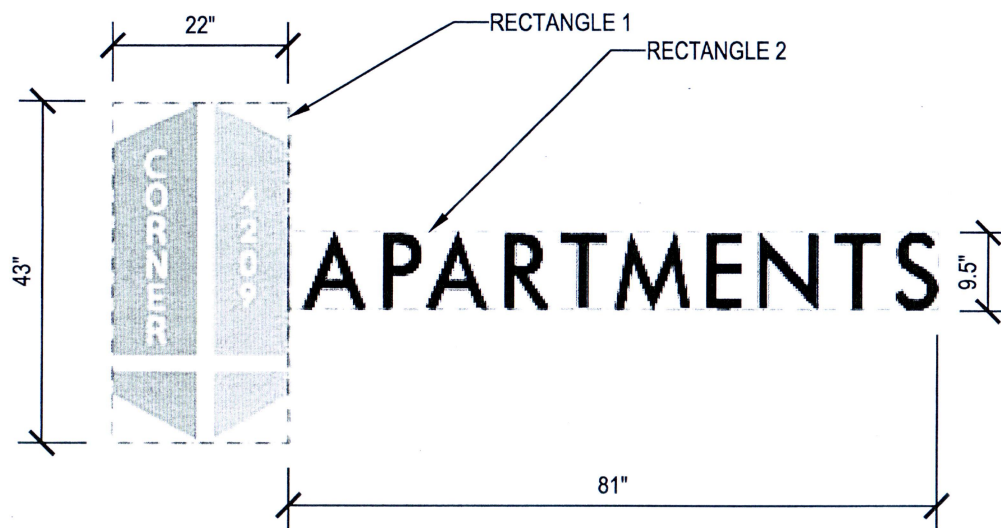


RECTANGLE 1 = 22" x 43" = 6.56 SQ. FT.  
 RECTANGLE 2 = 39" x 82" = 22.20 SQ. FT.  
 TOTAL SIGN AREA = 28.76 SQ. FT.





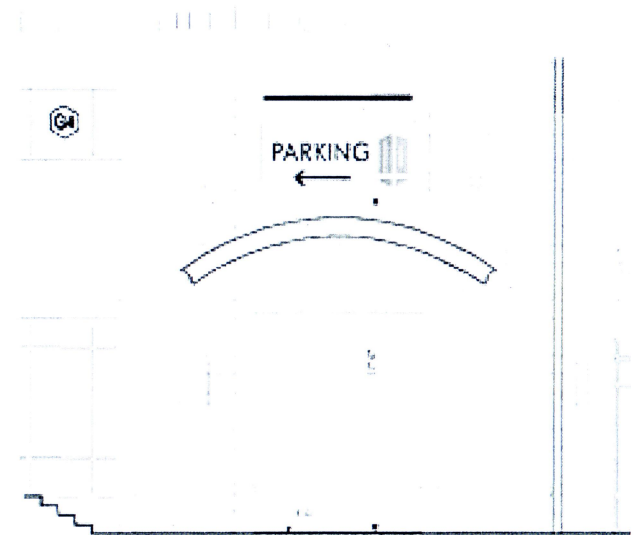
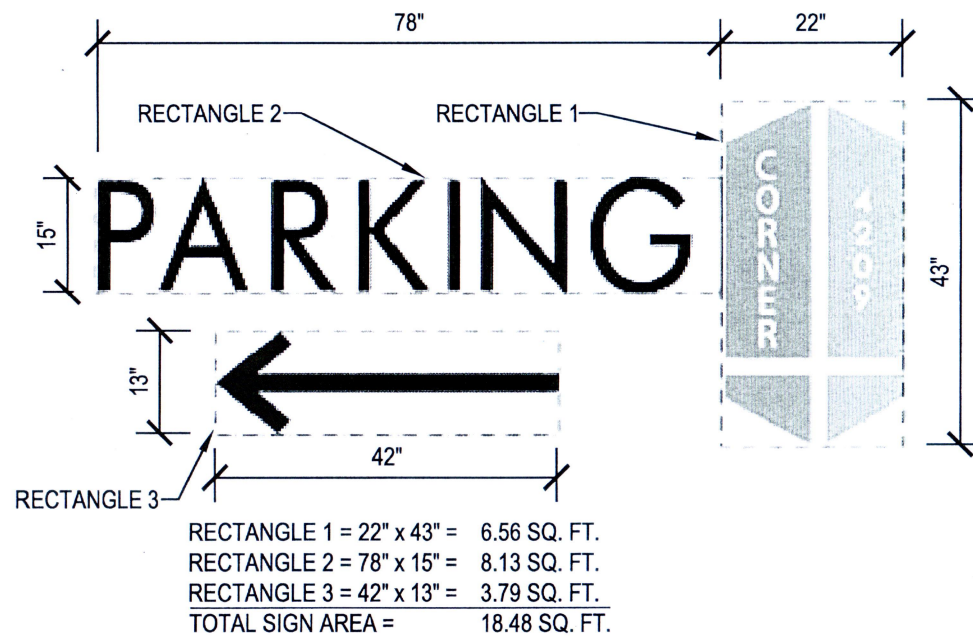
B



urban

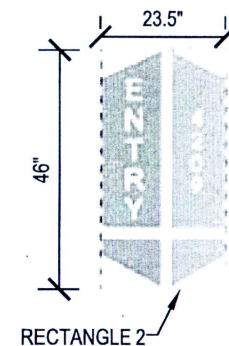
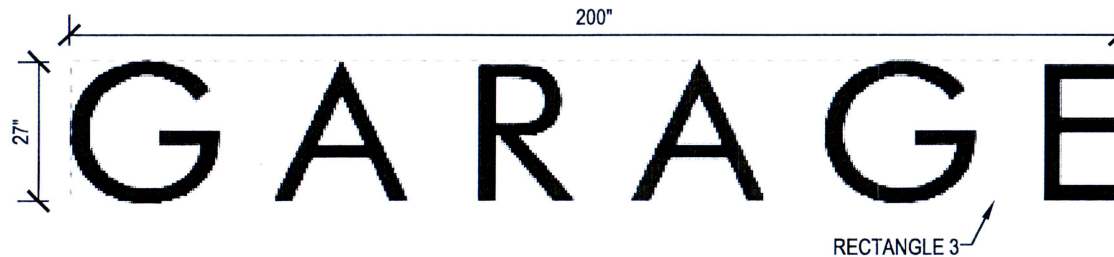
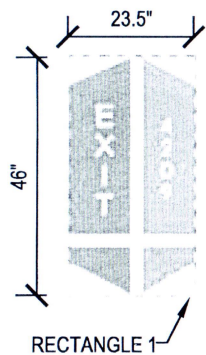


C



D

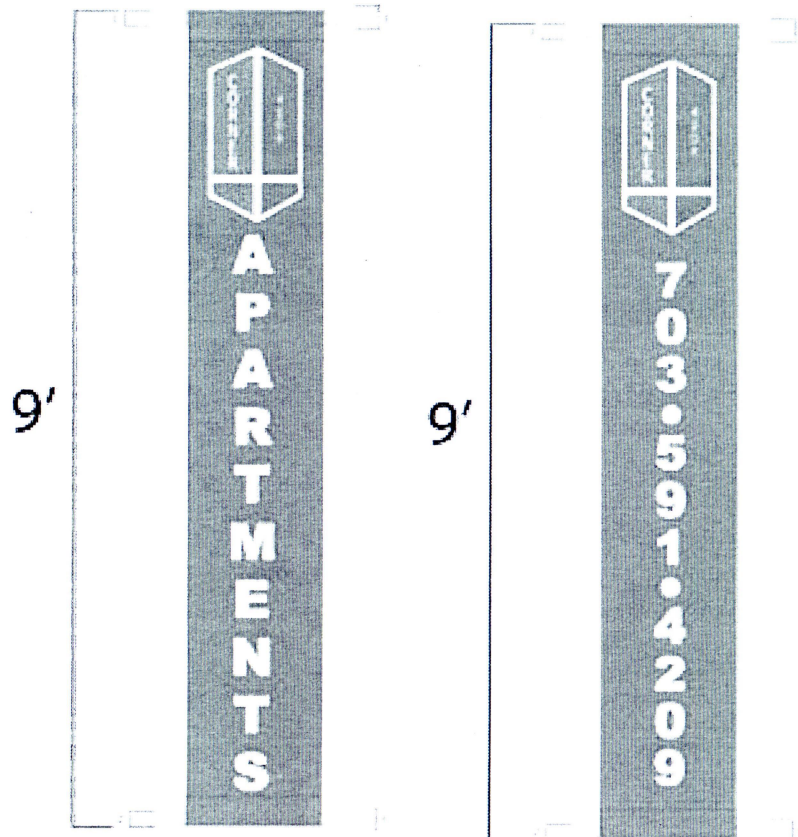
GARAGE



RECTANGLE 1 = 23.5" x 46" =	7.50 SQ. FT.
RECTANGLE 2 = 23.5" x 46" =	7.50 SQ. FT.
RECTANGLE 3 = 200" x 27" =	37.5 SQ. FT.
<b>TOTAL SIGN AREA =</b>	<b>52.5 SQ. FT.</b>

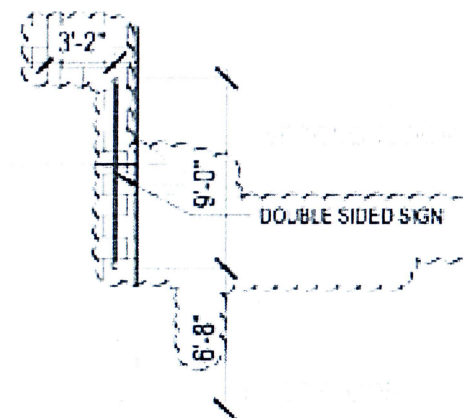
*Note: The total sign area is comprised of three (3) separate signs.*

E

**FRONT****BACK**

18"x108" w/ 3 to 5" pole pocket

18"x108" w/ 3 to 5" pole pocket



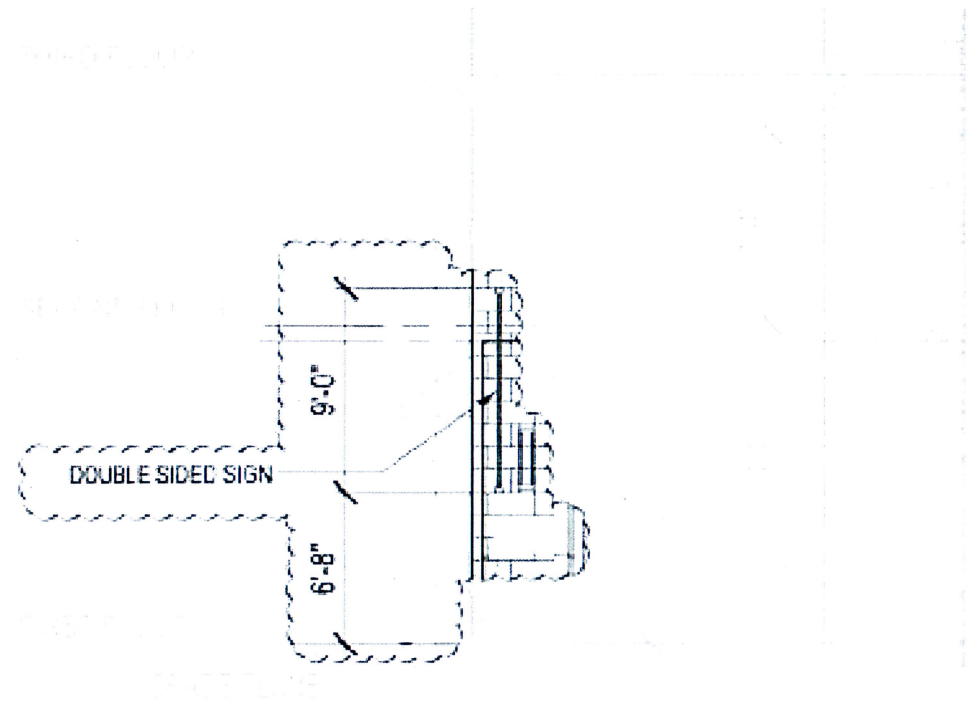
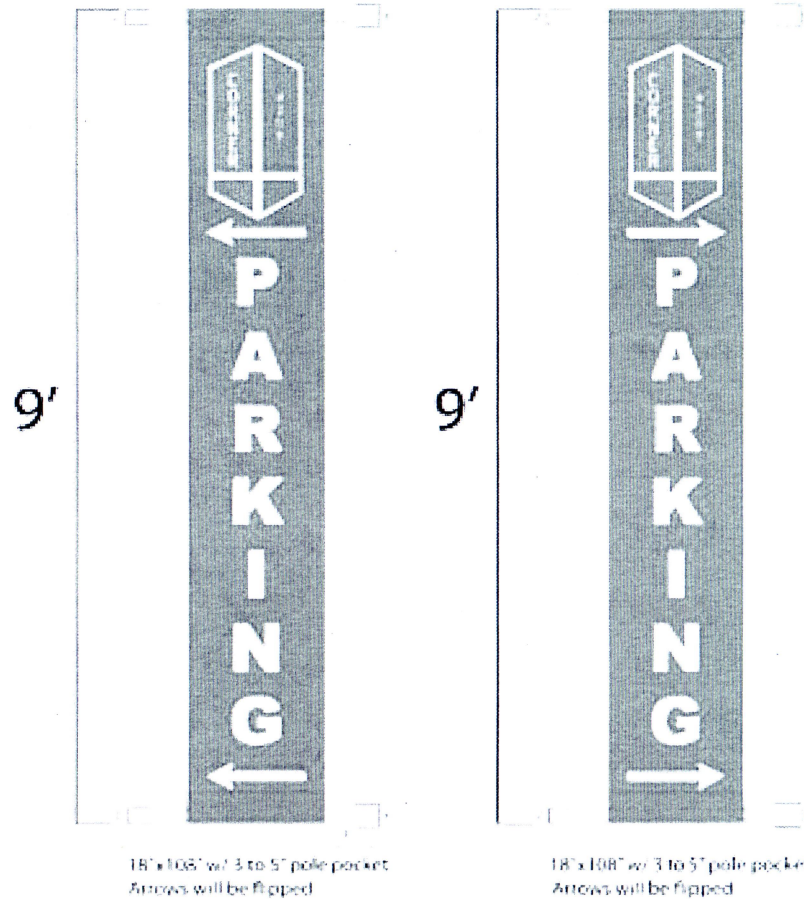
Note: Sign materials to be metal, carved wood, etched glass or equivalent. No plastic or fabric will be permitted.

Sign Area: 13.5 square feet

F

**FRONT**

**BACK**



*Note: Sign materials to be metal, carved wood, etched glass or equivalent. No plastic or fabric will be permitted.*

Sign Area: 13.5 square feet

G

FRONT

BACK

16'8"

APARTMENTS

16'8"

703 • 591 • 4209

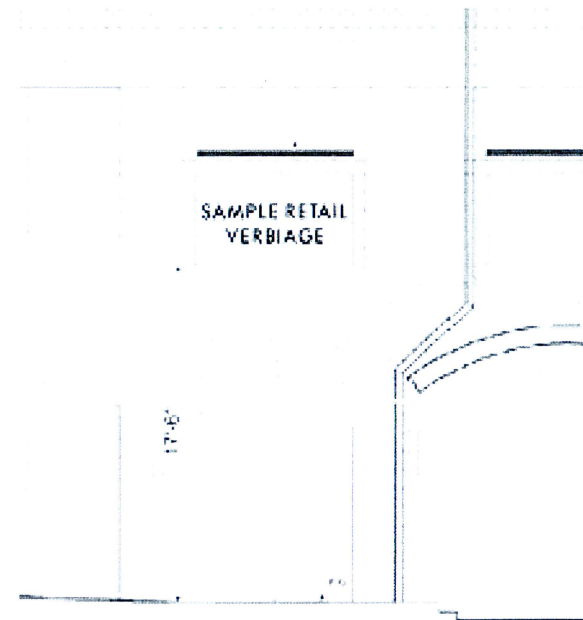
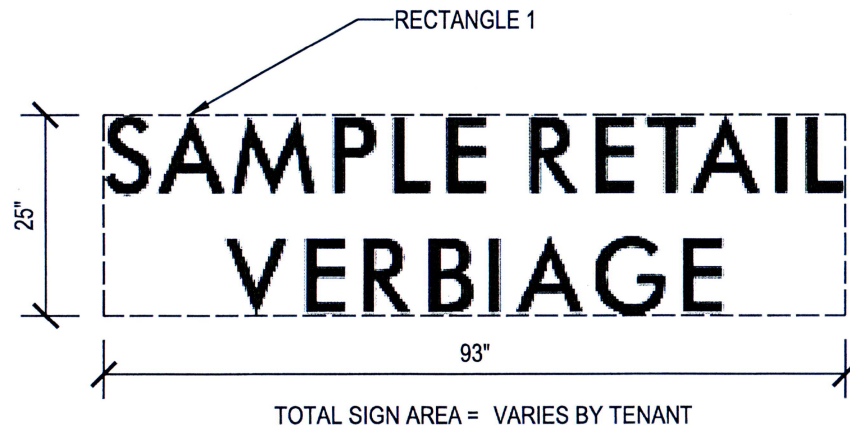
*Note: Sign materials to be metal, carved wood, etched glass or equivalent. No plastic or fabric will be permitted.*



Sign Area: 25 square feet



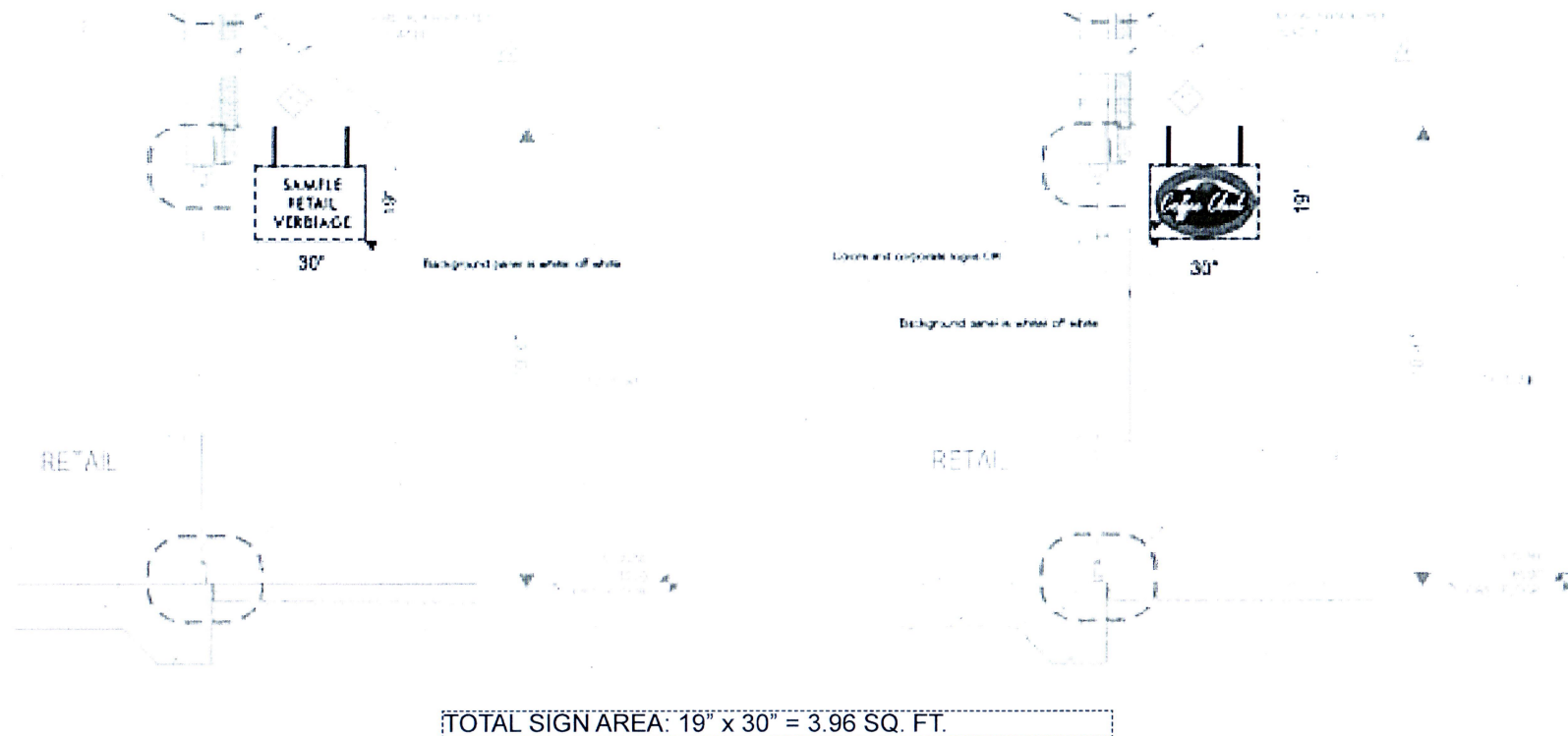
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*Building Mounted Signs to conform to Proffer 12:*

*\*Proffer 12 – "In addition to the restrictions of Proffer 11, all non-residential façade signage, except for that on Building 1 and a hotel use on Building 4, shall be subject to the following additional restrictions. Building mounted signs shall only be channel letter signs or blade signs, as limited below. For purposes of this Proffer 12, channel letter signs shall consist of individual letters mounted directly to the building or to a sign band. All channel letters shall be of a consistent scale with others in the development. Shall generally be located on a consistent elevation with other channel letter signs. Channel letter signs, if externally lit, shall only be down lit, with lighting provided from above the channel letters. For purposes of this Proffer 12, blade signs shall be flat signs hung perpendicular to the building façade. Blade signs shall not exceed 4 square feet and shall only be located under an awning. Open face neon signs and box signs with flat, plexiglass faces shall not be permitted."*

I



Building Mounted Signs to conform to Proffer 12:

\*Proffer 12 – "In addition to the restrictions of Proffer 11, all non-residential façade signage, except for that on Building 1 and a hotel use on Building 4, shall be subject to the following additional restrictions. Building mounted signs shall only be channel letter signs or blade signs, as limited below. For purposes of this Proffer 12, channel letter signs shall consist of individual letters mounted directly to the building or to a sign band. All channel letters shall be of a consistent scale with others in the development. Shall generally be located on a consistent elevation with other channel letter signs. Channel letter signs, if externally lit, shall only be down lit, with lighting provided from above the channel letters. For purposes of this Proffer 12, blade signs shall be flat signs hung perpendicular to the building façade. Blade signs shall not exceed 4 square feet and shall only be located under an awning. Open face neon signs and box signs with flat, plexiglass faces shall not be permitted."

**PROPOSED DEVELOPMENT CONDITIONS****CSP 2006-SP-019****January 2, 2013**

If it is the intent of the Planning Commission to approve CSP 2006-SP-019, located at Tax Map 56-2 ((01)) 37F, to allow a Comprehensive Sign Plan (CSP) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. This Comprehensive Signage Plan is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Signage Plan.
2. This "Ridgewood Residential II Comprehensive Sign Plan" prepared by Urban, dated December 18, 2012, is approved only for those signs shown on the Comprehensive Signage Plan. In addition, signs allowed by Section 12-103 in the Zoning Ordinance may be permitted, as qualified by these development conditions.
3. A matrix shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.
4. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. Additionally, signs that require lighting shall be internally illuminated or down-lit to avoid glare and light trespass. No uplighting shall be permitted on any sign.
7. All signs shall be consistent with the color palette, typography and the use of logos indicated in the CSP. Minor modifications to the color palette, typography, and/or logos for the project may be permitted without a CSPA when it is determined by the Zoning Administrator that such modifications

are consistent throughout the project and in substantial conformance with the approved CSP. Nothing in this CSP shall preclude individual tenant signs from incorporating various colors, typography, and/or logos, within the individual tenant's identification, provided that such signs remain in conformance with the overall limitations set forth in the CSP.

8. Any existing signs that are inconsistent with the Comprehensive Signage Plan shall be removed prior to the issuance of any sign permits for signs approved pursuant to this CSP.

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be himself responsible for obtaining the required Sign Permits through established procedures.





Sara V. Mariska  
(703) 528-4700 Ext. 5419  
smariska@arl.thelandlawyers.com

**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

REVISED  
December 18, 2012

**Via Scheduled Express**

Barbara C. Berlin, Director  
Fairfax County Department of Planning & Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Proposed Comprehensive Sign Plan Amendment  
Applicant: WPPI Fairfax II, LLC  
Fairfax County Tax Map Reference: 56-2 ((1)) 37F (the "Subject Property")

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a Comprehensive Sign Plan application on property identified as Fairfax County tax map reference 56-2 ((1)) 37F (the "Subject Property").

The Subject Property contains approximately 3.0 acres and is located in the northeast quadrant of the intersection of Ridge Top Road (Route 7224) and Government Center Parkway (Route 2436). On June 26, 2006, the Board of Supervisors approved RZ 2005-SP-019 in the name of Midland Road, LLC subject to proffers dated June 20, 2006. The development, known as Ridgewood, is an approximately 18 acre development in the Braddock District that is zoned to the PRM District and approved for multifamily residential, office, hotel and retail uses up to a 1.2 FAR. The Applicant purchased a portion of the Ridgewood development and now requests approval of a Comprehensive Sign Plan for Building 2.2 within the Ridgewood development.

Based on the size and location of the building on the Subject Property, appropriate signage is crucial to identify the building and direct pedestrians and motorists to the building. The scale of the building, building access and parking configuration suggest that meaningful signage needs to be larger than is typically contemplated under the Fairfax County Zoning Ordinance. Additionally, coordinated and complementary signage is vital in establishing a sense of place and creating a cohesive development.

Proffers 11 and 12 specifically address signage for the Ridgewood development. The proffers are as follows:

PHONE 703 528 4700 • FAX 703 525 3197 • WWW.THELANDLAWYERS.COM  
COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

11. Signage. All signage provided on the Property shall comply with Article 12 of the Zoning Ordinance. Any permanent freestanding signs shall be monument type and shall be generally located as shown on the CDP/FDP. Pole signs shall not be permitted on the Property. No illuminated signage shall be permitted on the façade of Building 1 facing Ridge Top Road. All directional and wayfinding signage shall be consistent, both in terms of materials and design, throughout the development.

12. Retail Signage. In addition to the restrictions of Proffer 11, all non-residential façade signage, except for that on Building 1 and hotel use in Building 4, shall be subject to the following additional restrictions. Building mounted signage shall be channel letter signs or blade signs, as limited below. For purposes of this Proffer 12, channel letter signs shall consist of individual letters mounted directly to the building or to a sign band. All channel letter signs shall be of a consistent scale with others in the development, shall be generally located on a consistent elevation with other channel letter signs. Channel letter signs, if externally lit, shall only be down lit, with lighting provided from above the channel letters. For purposes of this Proffer 12, blade signs shall be flat signs hung perpendicular to the building façade. Blade signs shall not exceed four (4) square feet and shall only be located under an awning. Open face neon signs and box signs with flat plexiglass faces shall not be permitted.

The Applicant proposes signage pursuant to Section 12-210 of the Zoning Ordinance and consistent with the approved proffers. The Applicant proposes no pole signs and there is no prohibition on illuminated signage for Building 2.2. The Applicant proposes retail signage that is consistent with Proffer 12.

The Applicant proposes identification, directional, and retail signs for Building 2.2. I have enclosed a Comprehensive Sign Plan prepared by Urban Ltd. that provides detailed information on the signs proposed for Building 2.2. The proposed signs include the following:

- Sign Type A – Parking Directional Sign
- Sign Type B – Building Project Identification Sign
- Sign Type C – Parking Directional Sign
- Sign Type D - Garage Entrance Sign
- Sign Type E – Property Management Sign
- Sign Type F – Parking Directional Sign
- Sign Type G – Property Management Sign
- Sign Type H – Building Mounted Retail Sign
- Sign Type I – Blade Retail Sign

The plans include information on the proposed size, colors, and materials for each sign. The Comprehensive Sign Plan also includes a matrix that summarizes the sign types and sizes.

The proposed signs are necessary to identify Building 2.2 within the Ridgewood development and help residents and visitors easily locate the building and associated parking. Because of the limited access points to Building 2.2, combined with the lack of surface parking, identification and directional signs are critical to the success of the development. The Applicant has carefully designed the signs for Building 2.2 to identify the residential building and clearly direct both pedestrians and motorists. The Applicant has also provided for signs to identify the property management office. These signs will be changeable building-mounted signs. The mounting will allow the sign content to change as needed. The directional and identification signs are unified by color and a logo to provide coordinated and complementary signage for Building 2.2. The Applicant has also depicted retail signage that conforms to the parameters of Proffer 12. The number of retail signs will be dependent upon the number of tenants in the building and the size of each tenant's building frontage.

In sum, the Applicant simply proposes a coordinated and complementary sign package for Building 2. 2. The specific signs will identify the building and its tenants, direct residents and visitors to the building, and serve to establish a sense of place for the building.

Should you have any questions regarding the enclosed, or should you require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Sara V. Mariska

cc: Tim Connelly  
Rachael Lambie  
Sara Sinclair  
Martin D. Walsh



L. nme

J. H. nme



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

June 29, 2006



Gregory A. Riegler, Esquire  
McGuire Woods, L.L.P.  
1750 Tysons Boulevard, Suite 1800  
McLean, Virginia 2102-4215

RE: Rezoning Application Number RZ 2005-SP-019

Dear Mr. Riegler:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 26, 2006, granting Rezoning Application Number RZ 2005-SP-019 in the name of Midland Road LLC to rezone certain property in the Springfield District from I-5 District to the PRM (Planned Residential Mixed-Use) District, located in the northeast quadrant of the intersection of Lee Highway and Ridge Top Road (Tax 56-2 ((1)) 37), subject to the proffers dated June 20, 2006, consisting of approximately 18.01 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan Application FDP 2005-SP-019 subject to the Board's approval of RZ 2005-SP-019.

The Board also:

- Waived construction only of a service drive along Route 29, escrow to be provided.
- Modified the transitional screening and barrier requirements in favor of that shown on the CDP/FDP.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/ns

Office of Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>



June 29, 2006

- 2 -

Cc: Chairman Gerald E. Connolly

Supervisor Elaine McConnell, Springfield District

Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration

Barbara A. Byron, Director, Zoning Evaluation Division, DPZ

Leslie B. Johnson, Deputy Zoning Administrator/Zoning Permit Review

Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay

Angela K. Rodeheaver, Section Chief, Transportation. Planning Division

Charles Strunk, Project Planning Section, Dept. of Transportation

Audrey Clark, Director – Building Plan Review, DPWES

Ken Williams, Plans & Document Control, ESRD, DPWES

Department of Highways-VDOT

Sandy Stallman, Park Planning Branch Manager, FCPA



Gordon Goodlett, Development Officer, DHCD/Design Development Division

District Planning Commissioner

Barbara J. Lipka, Executive Director, Planning Commission

Jose Comayagua, Director, Facilities Management

Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools

8. Parking Spaces. At least two percent (2%) of the residential parking spaces within the parking garage labeled P-2 shall be provided for visitors of the residential units of Buildings 2.1 and 2.2. At least two percent (2%) of the residential parking spaces within the parking garage labeled P-3 shall be provided for visitors of the residential units of Buildings 3. Such visitor spaces shall be marked as visitor and shall be located so as not to require the permission of any resident to utilize the parking space.
9. Loading Spaces. Loading space(s) within a parking garage as indicated on the CDP/FDP, shall have sufficient garage clearance to accommodate delivery trucks in accordance with the standards for clearance of loading spaces in Section 11-202(10) of the Zoning Ordinance.
10. Unifying Elements. All street furniture, including garbage cans, benches and lamp posts, shall be consistent, both in terms of materials and design, throughout the development. Such street furniture shall be consistent in quality and character with the illustrative examples included in the CDP/FDP.
-  11. Signage. All signage provided on the Property shall comply with Article 12 of the Zoning Ordinance. Any permanent freestanding signs shall be monument type and shall be generally located as shown on the CDP/FDP. Pole signs shall not be permitted on the Property. No illuminated signs shall be permitted on the façade of Building 1 facing Ridge Top Road. All directional and wayfinding signage shall be consistent, both in terms of materials and design, throughout the development.
-  12. Retail Signage. In addition to the restrictions of Proffer 11, all non-residential façade signage, except for that on Building 1 and a hotel use in Building 4, shall be subject to following additional restrictions. Building mounted signs shall only be channel letter

signs or blade signs, as limited below. For purposes of this Proffer 12, channel letter signs shall consist of individual letters mounted directly to the building or to a sign band. All channel letter signs shall be of a consistent scale with others in the development, shall be generally located on a consistent elevation with other channel letter signs. Channel letter signs, if externally lit, shall only be down lit, with lighting provided from above the channel letters. For purposes of this Proffer 12, blade signs shall be flat signs hung perpendicular to the building façade. Blade signs shall not exceed four (4) square feet and shall only be located under an awning. Open face neon signs and box signs with flat, plexiglass faces shall not be permitted.

## **II. USES**

13. Secondary Uses. All secondary uses referenced below shall be deemed to be “specifically designated on the FDP” such that approval of a separate special exception shall not be required to initiate such a use pursuant to Section 6-405 of the Zoning Ordinance. Other principal and secondary uses permitted in the PRM Zoning District that are not specifically listed in this Proffer may be permitted with the approval of a FDPA and/or a special exception or special permit as required. A PCA shall not be required as long as the proposal remains in substantial conformance with the CDP.

- (A) Affordable dwelling units.
- (B) Bank teller machines, unmanned (not drive-through).
- (C) Business service and supply service establishments.
- (D) Fast food restaurants (not drive-through).
- (E) Eating establishments.
- (F) Commercial Recreational Uses. Such uses may include billiard and pool halls; health clubs; and other similar commercial recreational uses.



shall include and be binding upon Applicant's successor(s) in interest and/or developer(s) of any portion of the Property.

71. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original document and all when taken together shall constitute but one and the same instrument.

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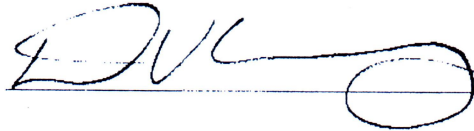
MIDLAND ROAD LLC  
(Contract Purchaser of  
Tax Map No. 56-2-((1))-37)

By: \_\_\_\_\_

Name: Richard W. Hausler

Title: Manager

RIDGETOP ROAD LLC  
(Title Owner of  
Tax Map No. 56-2-((1))-37)

By: 

Name: \_\_\_\_\_

Title: Nina V. Weissberg  
Vice President



Development of these sub-units should preserve and integrate tree cover to complement the design of the site. A 25-foot landscape buffer to include a berm not less than three feet in height with appropriate landscaping material as approved by the Office of Comprehensive Planning and the County Arborist is recommended along the eastern boundary of the area planned for residential use in order to protect it from the commercial development existing or planned east of Ridge Top Road.

Due to the proximity of the site to Interstate 66, noise attenuation measures may be needed.

#### **Sub-unit Q5**

This sub-unit is planned for office mixed-use at a maximum FAR of .40 at the overlay level. See Sub-unit P4 for an option at the overlay level for that portion of Sub-unit Q5 that is in Parcel 56-2((1))69A. The southeastern-most portion of Sub-unit Q5 contains an EQC that should be dedicated as open space. As an alternative to office mix, residential or residential/mixed-use development at 12 dwelling units per acre at the overlay level may be appropriate for portions of this sub-unit west of Ridge Top Road. Any proposal for residential or residential/mix must provide for the coordinated development with neighboring parcels. At a minimum, development should dedicate land for development of a community park as outlined under the Parks and Recreation recommendations.

#### **Sub-unit Q6**

This area contains office uses. The remaining undeveloped parcels are planned for medium/high intensity office use at .70 FAR to be compatible with the existing overall intensity of this sub-unit.

#### **Sub-unit Q7**

A portion of this sub-unit may be used to accommodate the planned interchange at Waples Mill Road and Route 50. This area should be dedicated. Any remaining area east of Waples Mill Road should be developed in conjunction with Sub-unit Q8; and any remaining land west of Waples Mill Road should be developed in conjunction with Sub-unit Q6.

#### **Sub-unit Q8**

This sub-unit is planned for community-serving retail use at a maximum FAR of .35 at the overlay level and contains the Montgomery Ward shopping center development site.

#### **Sub-unit Q9**



Sub-unit Q9 consists of the area between Ridge Top Road and Waples Mill Road, north of Route 29. It is planned for office use at an intensity up to 0.70 FAR at the overlay level. As an option, residential/mixed-use at an intensity up to 1.2 FAR was approved under RZ 2005-SP-019 in 2006 with consolidation of approximately 18 acres. The approved 750,000 square feet of residential, office, hotel, and ground-level retail uses are to be provided under the following conditions:

- The character of the development should be primarily mid- or high-rise buildings with retail use integrated within the ground floor of residential and office buildings. Restaurants and ground-floor retail should help create an activity center for residents, visitors, and office workers. A defined and dynamic streetscape should be created along

Ridge Top Road, Government Center Parkway, and all internal streets. Pad sites are not allowed.

- Buildings at the corner of Government Center Parkway and Ridge Top Road should be designed to incorporate ground floor retail. It is anticipated that at least 20,000 square feet of a variety of retail, restaurant, and community-serving uses should be located in the vicinity of this intersection.
- A minimum of a 50 foot vegetated buffer should extend from the planned right-of-way line to minimize noise and visual impacts of development along Route 29;
- The office component should total at least 200,000 gross square feet. However, up to 50,000 square feet of office use may be replaced by hotel use;
- The planned extension of Government Center Parkway to Waples Mill Road is to be constructed as a four-lane divided roadway within the first phase of development. Dedication of land, construction or contribution to the Fairfax Center Area Road fund should be made for the planned transportation improvements, which includes the Route 29 and Waples Mill Road interchange;
- Land uses along the periphery of the development should complement the design and orientation of the neighboring land uses. In general building heights should taper towards the south and east, or landscaping should offset and soften the transition of the building heights if this tapering is not feasible. Development also should provide substantial buffering and interparcel access to any unconsolidated parcels;
- A high quality, pedestrian-oriented living environment with recreation spaces, such as open lawn areas, urban parks, plazas and courtyards, should be provided to help meet the recreation needs of residents. Appropriate landscape features and pedestrian amenities, such as shading, seating, lighting, public art, bus shelters, trash cans, and other street amenities should be provided. A contribution should be made to offset the impact of this development on the active recreation facilities;
- Sidewalks and trails should safely connect the land uses within the development and to the surrounding area. These pedestrian pathways should be part of the overall circulation plan that should include continuous sidewalks, attractive pavement treatments, safe crossings, and bicycle facilities;
- An effective transportation demand management (TDM) program should be provided with each phase of development. It should encourage the use of alternative forms of transportation to reduce the number of vehicular trips. It should be based on the number and type of residential units and non-residential square footage, as deemed appropriate by the Department of Transportation. Any development should establish and implement strategies for the centralized management of the program. The TDM program could include staffing, resources, and dedicated areas for these services. Resources for telecommuting, transit subsidies, and “live where you work” incentives could be provided. Other programs could include, but would not be limited to, rideshare, vanpool, and carpool matching services or guaranteed ride home programs;
- The majority of the required parking should be structured or underground. Attractive façade treatments that are consistent with the overall architectural design should be used for any portion of a parking structures that is visible from the street;

- A geotechnical study should be completed to identify the depth of the asbestos soils and provide appropriate abatement and public safety measures during construction;
- Prior to any development, a survey should be conducted to determine the presence of significant historic archeological resources, using the scope of services approved by the County. The sub-unit has a high potential for these resources as Parcel 37 is known to have contained World War II Prisoner of War camp. Should any significant resources be found, then those resources should be conserved or the adverse impacts of any development mitigated. If resources are present, the applicant should work with the History Commission to write and fund the creation and installation of a historic marker on site;
- Affordable housing should be provided through compliance with the Affordable Dwelling Unit Ordinance, an appropriate proffer of land or units for affordable housing, or a financial contribution to the Fairfax County Housing Trust Fund. In addition, the provision of workforce housing to accommodate the needs of individuals or families making from 70 to 120 percent of the County's median income is encouraged; and,
- Any development should mitigate the impact of the residential component on public schools;

A portion of the approved office use within RZ 2005-SP-019 may be replaced with single-family attached units. The remaining office component should be designed as professional office to serve the community with at least 35,000 square feet of development. The conditions achieved under the approved development should be maintained and enhanced, particularly those related to design and open space, as follows:

- The front façades of the single-family attached units are oriented toward Ridge Top Road and the Government Center Parkway or internal courtyards and pedestrian pathways. The façades should contribute to a defined and pedestrian-friendly streetscape. Internal courtyards and pedestrian pathways should be well-lit and useable with pedestrian-friendly elements such benches and shade trees. Garages and driveways should be oriented to the rear of the units, and sufficient visitor parking should be provided. The units should be sufficiently buffered and screened year-round from the office uses and structured parking facility to the north;
- The approved pedestrian plaza at the corner of Ridge Top Road and Government Center Parkway should be maintained near the single-family attached units. The plaza should complement the park on the south side of the Parkway and function as coordinated gateway features to the development. The plazas should be useable, well-landscaped, provide seating, and include distinctive elements, such as a fountain or public art; and,
- A community park is envisioned near the office use. The park should be well-lit and well-landscaped with shade trees and include elements that encourage public usage, such as a gazebo, plaza, and playground. This park may be an appropriate location for an historic marker regarding the World War II Prisoner of War camp. Other recreational amenities and open spaces designed to serve residents and guests are encouraged, including roof-top areas.

Any remaining, unconsolidated parcels may develop at an intensity up to 1.0 FAR office/mixed-use, if all relevant conditions above are achieved and appropriate inter-parcel access is provided to the adjacent development.

**Sub-unit Q10**

Should this sub-unit be redeveloped, it is planned for residential use at 20 dwelling units per acre at the overlay level. Residential development on the balance of this site should provide sufficient land for open space and on-site recreation facilities. Parcels should be consolidated to the greatest extent possible and developed in a cohesive, unified design. Substantial buffering of these residential units should be provided along Route 29 and the east-west subconnector road.

Within Sub-unit Q10 is Tax Map 56-2((3))15, which is commercially zoned and located on the boundary of the City of Fairfax adjacent to an established retail center. As an option, this parcel is planned for retail use at the baseline level. The baseline option for retail use is contingent upon coordination of development and access with the shopping center. Access from Route 29 or the Route 29 service drive is not appropriate.

**Sub-unit Q11**

This sub-unit includes the K-Mart shopping center and is located within the City of Fairfax. The City of Fairfax internal planning issues are handled by the City government. The City of Fairfax has planned this area for commercial use.

**Parks and Recreation**

A proposed Community Park should be located in Sub-unit Q5 or in conjunction with Sub-unit P4. Land for this Community Park should be dedicated to the Fairfax County Park Authority. This park should be developed by the Fairfax County Park Authority to include athletic fields as well as additional active and passive facilities.

<b>LAND UNIT SUMMARY CHART – LAND UNIT Q</b>	
<u>Sub-units</u>	<u>Approximate Acreage</u>
Q1	21
Q2	4
Q3	24
Q4	21
Q5	52
Q6	27
Q7	4
Q8	17
Q9	25
Q10	21





## County of Fairfax, Virginia

**MEMORANDUM****DATE:** November 26, 2012

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Angela Kadar Rodeheaver, Chief *MAK for AKR*  
Site Analysis Section  
Department of Transportation

**FILE:** 3-4 (RZ -2005-SP-019)

**SUBJECT:** Transportation Impact (Comprehensive Sign Plan)

**REFERENCE:** CSP -2005-SP-019; WPPI Fairfax II, LLC  
Traffic Zone: 1689  
Land Identification Map: 56-2 ((01)) 37 F

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the submitted Comprehensive Sign Plan dated July 19, 2012.

This department does not object to the subject request.

AKR/ak C:csp2005sp019WPPIFairfaxIILLC

## SIGNS

- M. Any other use located in structures that have the exterior appearance of a single family detached dwelling may be permitted one (1) sign, either building-mounted or freestanding. Such sign shall not exceed six (6) square feet in area.
  - (1) If building-mounted, such sign shall not exceed a height of ten (10) feet above grade.
  - (2) If freestanding, such sign shall not exceed a height of four (4) feet or be located closer than ten (10) feet to any lot line.
- N. Any other use located in structures that do not have the exterior appearance of a single family detached dwelling and uses which are predominantly outdoor uses such as golf courses, marinas and cemeteries may be permitted one (1) building-mounted sign and one (1) freestanding sign. No such sign shall exceed a sign area of twelve (12) square feet and the combined total sign area for a given use shall not exceed twenty (20) square feet.
  - (1) If building-mounted, such sign shall not exceed a height of twenty (20) feet above grade.
  - (2) A freestanding sign shall not exceed a height of ten (10) feet or be located closer than ten (10) feet to any lot line.

12-209

### Accessory Service Uses

Accessory service uses as permitted by the provisions of Part 2 of Article 10 shall be permitted one (1) building-mounted sign not to exceed fifteen (15) square feet in area for all such uses in a given building. Such signs shall be calculated as part of the sign area permitted for the building by the provisions of this Article.

12-210

### Uses in P Districts

The provisions set forth in the preceding Sections shall be applicable to signs accessory to uses in P districts. However, in keeping with the intent to allow flexibility in the design of planned developments, the following options may be applicable to signs in the P districts:



1. As an alternative, signs may be permitted in a P district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission following a public hearing conducted in accordance with the provisions of Sect. 18-109. The comprehensive plan of signage shall show the location, size, height and extent of all proposed signs within the P district or section thereof, as well as the nature of the information to be displayed on the signs.
2. In addition, within a PRC District or the Tysons Corner Urban Center as designated in the adopted comprehensive plan, a plan for off-site directional signs which identify destinations or locations within the district or center such as commercial centers, residential areas, public uses or community facilities may be approved by the Planning Commission following a public hearing conducted in accordance with Sect. 18-109; provided, however, that written notice to property owners and adjacent property owners

## FAIRFAX COUNTY ZONING ORDINANCE

shall not be required. The plan for off-site signs shall show the location, size, height and extent of all signs encompassed within the plan as well as the nature of the information to be displayed on each sign. All such signs shall be located within the PRC District or the Tysons Corner Urban Center, as applicable.

3. Any application submitted pursuant to Par. 1 or 2 above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent or within the Tysons Corner Urban Center, an application pursuant to Par. 2 above may be made by a public agency or County recognized redevelopment organization or authority. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and a fee as set forth in Sect. 18-106. In the event an application pursuant to Par. 2 above is made within the Tysons Corner Urban Center to include property not zoned PTC, such directional signs shall not impact the amount or size of signage otherwise permitted on such property.

When such application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written statement signed by the record owners of such properties which indicates their endorsement of the application.

4. The above-cited signage options shall be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.



**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		